



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£200,000**

**Freehold**

2x  1x  2x 

**Edward Terrace, Folly  
Road, Folkestone, Kent,  
CT20**

*Wards*  
Helping you move forwards





## Main features

- Chain free
- Ideal first time buy or investment property
- Short walk to beach
- Convenient location, close to town and local schools
- Spacious living accommodation - in need of cosmetic updating

## Accommodation

### GROUND FLOOR

Hallway  
 Lounge: 9'1 x 8'1 (2.77m x 2.47m)  
 Kitchen: 8'1 x 8'1 (2.47m x 2.47m)  
 Dining Room: 10'1 x 8'1 (3.08m x 2.47m)  
 Downstairs Toilet

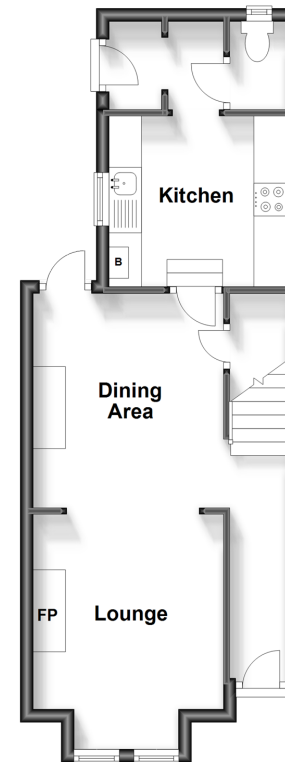
### FIRST FLOOR

Landing  
 Bedroom 1: 11'1 x 11'1 (3.38m x 3.38m)  
 Bedroom 2: 10'1 x 6'0 (3.08m x 1.83m)  
 Bathroom: 9'1 x 8'1 (2.77m x 2.47m)

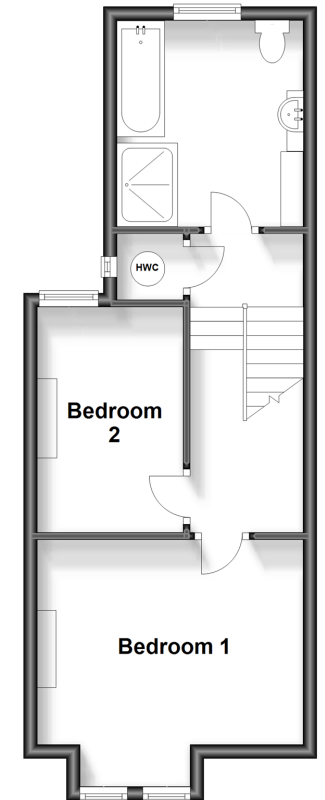
### OUTSIDE

Rear Garden

**Split Level Ground Floor**  
 Approx. 36.8 sq. metres (396.1 sq. feet)



**Split Level First Floor**  
 Approx. 37.3 sq. metres (401.0 sq. feet)



Total area: approx. 74.1 sq. metres (797.1 sq. feet)

**Call Folkestone - 01303 256505 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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